

**Adopted Minutes
Development Review Committee
June 25, 2003**

The meeting was called to order at 10:05 a.m. by Emil Pierson.

Staff Members Present: Dave Oyler, City Manager; Emil Pierson, Planning Director; Chris Thompson, Design Engineer; Dee Rosenbaum, Public Safety Director; Marvin Banks, Utility Superintendent; Jeff Foster, Electric Superintendent; Keith Broadhead, Public Works Inspector; Doug Shorts, Chief Building Inspector; and Connie Swain, Deputy Recorder.

Representatives Present: Steve Larson, *Valley Crest*, Kay Heaps, *Valley Crest*, Kelly Johnson for *Dan Johnson*, and Troy Hales.

Minutes

Mr. Oyler made a **motion** to approve the June 4, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Valley Crest Rezone (R-R to R-1-9) and Preliminary Subdivision

Mr. Pierson reviewed the rezone application and property contained in the request. He also said Mr. Heaps is present to review the Preliminary Subdivision adjacent to the new Rees School.

Mr. Kay Heaps reviewed the Preliminary Plat. Nebo School District has stubbed in part of the utilities and paved a portion of the road in the subdivision. Mr. Heaps provided packets to members of the Development Review Committee. He asked the Committee to consider an adjustment in the front yard or the rear yard setbacks.

Mr. Oyler asked for the average lot size.

Mr. Heaps said the average lot is 13,000 square feet.

Mr. Pierson recommended a 20-foot front yard setback, 25-foot garage front set back, and reduce the rear yard setback from 25-feet to 20-feet.

Mr. Thompson said the plat shows a 3-inch asphalt roadway. The Construction and Development Standards require a 2.5-inch asphalt roadway with a 1-inch overlay within one year of the completion of the subdivision. The School District should be responsible for the 1-inch overlay on the portion of the roadway they have installed.

Mr. Pierson said the storm drain water will exit on the northeast corner of the development and into an irrigation ditch.

Mr. Oyler asked if permission has been received to allow the storm drain to empty into the irrigation ditch.

Mr. Thompson will find out if the storm drain is allowed to empty into the irrigation ditch.

Mr. Broadhead said the sewer line runs North and ties into the Mapleton sewer line.

Mr. Pierson said the density of the units meets the General Plan requirements. He also said Troy Hales, a property owner on the south side of the Valley Crest Rezone, would like to request to be included in the rezone.

Mr. Hales said he owns approximately two acres next to the Valley Crest property and he would like to develop several building lots off of a cul-de-sac connected to 400 North. The size of the building lots will be at least 10,000 square feet each. Mr. Hales said rezone applicants told him they have no objections to including the Hales property in the Valley Crest Rezone.

Mr. Steve Larson said construction on the Valley Crest Subdivision should begin the end of July or the first of August 2003.

Mr. Pierson recommended rezoning both the Valley Crest and Hales properties from Rural Residential (R-R) to Standard Urban Residential (R-1-9).

Mr. Oyler made a **motion** to approve the request by Valley Crest and Troy Hales to Rezone properties located at 1450 East 400 North from Rural Residential (R-R) to Standard Urban Residential (R-1-9) with the condition the Hales property be included. Mr. Rosenbaum **seconded**, and the motion **passed** unanimously.

Mr. Pierson made a **motion** to approve the Valley Crest Subdivision Preliminary Plat on the following condition(s):

1. Obtain a storm drain water easement,
2. Make all changes to the Preliminary Plat required by the Engineering Department,
3. Receive approval from Jeff Foster of the Electric Department for the electric design,
4. Adjust rear yard set backs to a minimum of 20-feet,
5. Meet all other zoning requirements for the Standard Urban Residential (R-1-9) zone,
6. Construct all homes with 100% masonry fronts including stone and brick accents,
7. Construct all corner lots with side entry garages, with the exception of lots 41 and 42, and,
8. Construct a masonry wall, stamped concrete, grates, and tree wells with 2" caliper trees along 400 North.

Mr. Foster **seconded**, and the motion **passed** unanimously.

Mr. Thompson said he does not like the appearance of homes with siding on the side and masonry fronts. A brief discussion took place and other committee members had no particular preference concerning siding on the sides of homes.

Mr. Pierson said the motion will stand and the matter concerning siding on the homes can be addressed by the Planning Commission on July 2, 2003.

Kelly Johnson Rezone (R-R to R-1-12) and Subdivision Waiver

Mr. Pierson told Mr. Johnson the legal description for the rezone includes the lot only and Mr. Pierson would like the entire Johnson property to be rezoned.

Mr. Johnson said his son is going to build a home on the one lot and the remaining property will not be developed at this time.

Mr. Pierson said the lot could be included in the Valley Crest Rezone across the street, however, the zone would be R-1-9. Mr. Pierson recommended including the entire Johnson property in the rezone and the property be rezoned R-1-12.

Mr. Johnson said he will not object if the city would prefer to rezone the entire property.

Mr. Oyler asked if a masonry wall will be required on the property along 400 North. A discussion took place, however, no decision was made concerning the masonry wall.

Mr. Foster said an electric pole may need to be moved at the property owners expense. Mr. Foster wants all of the electric utilities on the property to be underground.

Mr. Oyler asked if there are irrigation ditches on the property.

Mr. Pierson said there is an irrigation ditch on the east property line.

Mr. Thompson said the irrigation ditch will need to be piped.

After a discussion concerning the piping of the ditch Mr. Oyler recommended a meeting with Richard Heap and Junior Baker to determine if piping of the ditch is required in this case.

Mr. Pierson made a **motion** to table the Kelly Johnson Subdivision Waiver until the July 2, 2003 Development Review Committee meeting. Mr. Banks **seconded**, and the motion **passed** unanimously.

Mr. Pierson made a **motion** to approve the request by Kelly Johnson to rezone 4.5 acres located at 1410 East 400 North from Rural Residential (R-R) to Low Urban Residential (R-1-12). Mr. Thompson **seconded**, and the motion **passed** unanimously.

Zoning Test Amendment - Non-Conforming Building Ordinance

Mr. Pierson reviewed the proposed changes to the Non-Conforming Building Ordinance, Title 17.4.050.

Mr. Shorts asked if the changes pertain to set backs only.

Mr. Pierson said the changes relate to set backs for accessory buildings only.

Mr. Pierson made a **motion** to approve the changes to Non-Conforming Building Ordinance, Title 17.4.050 as presented. Mr. Foster **seconded**, and the motion **passed** unanimously.

Other Business

None

Adjournment

Mr. Banks made a **motion** to adjourn, Mr. Thompson **seconded** the motion, the motion **passed** with a unanimous vote, and the meeting adjourned at 11:15 a.m..